

# Cambridge Historical Commission

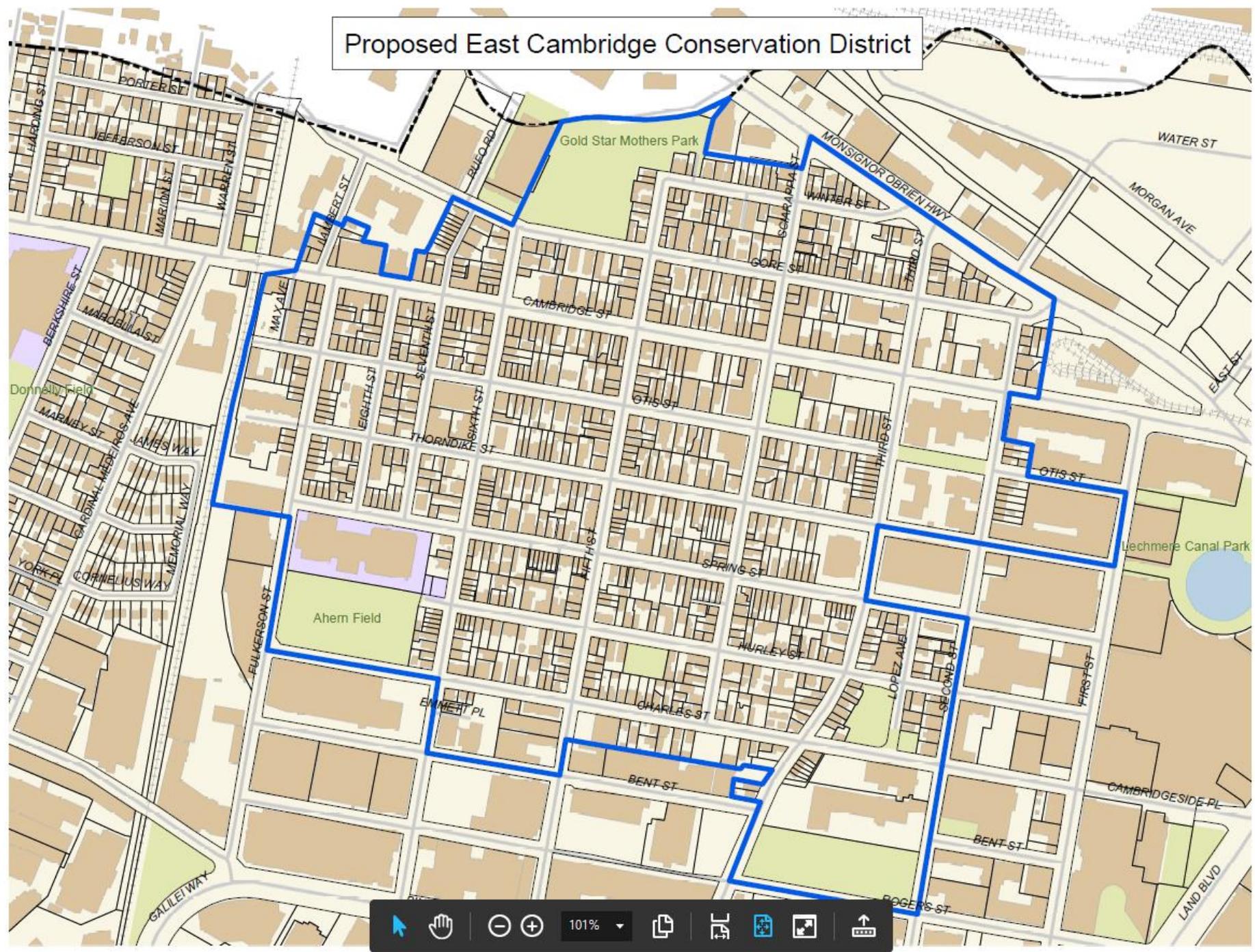
September 10, 2020

Public Hearing: Neighborhood Conservation District Study

**East Cambridge Neighborhood Conservation District Study Area.** Consider renewal of the East Cambridge Neighborhood Conservation District Study originally adopted on October 3, 2019 pursuant to Ch. 2.78.180 of the City Code.



# Proposed East Cambridge Conservation District





66-68 Otis  
May 2016



68 Spring Street  
2018-2020

CHC Demolition Review





115 Spring Street  
2018-2020

CHC Demolition Review



# ECNCD Study: Reviewed Permits

10/2019-09/2020

- During the ECNCD Study Period:
  - 83 Permits Reviewed
    - 78 Administratively Reviewed/Approved
      - Consist of repairs, interior work, replacement in kind, work not visible from public
      - Average review time: 2-3 business days; concurrent with other reviews
    - 4 Reviewed/Approved by CHC (plus 271 Cambridge Street being reviewed tonight)
      - Larger-scale projects (complete renovation, new window openings, additions)
  - All applications approved

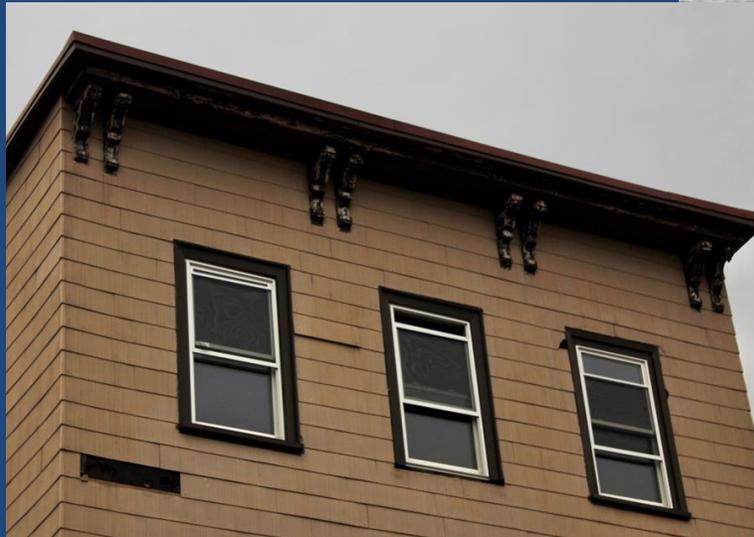
## Example Project: 70 Gore St.

Exterior renovation including: re-side with Hardie board; restore window openings on front elevation; remove hatch at front basement level.



## 70 Gore Street: Conditions and Documentation

- Built 1829, renovated c.1870 as Italianate boarding house
- Windows, siding and door all replaced by 2019, asbestos and vinyl materials
- Original brackets and door hood remained
- 1969 image showed larger windows at first floor and original 2-over-2 windows

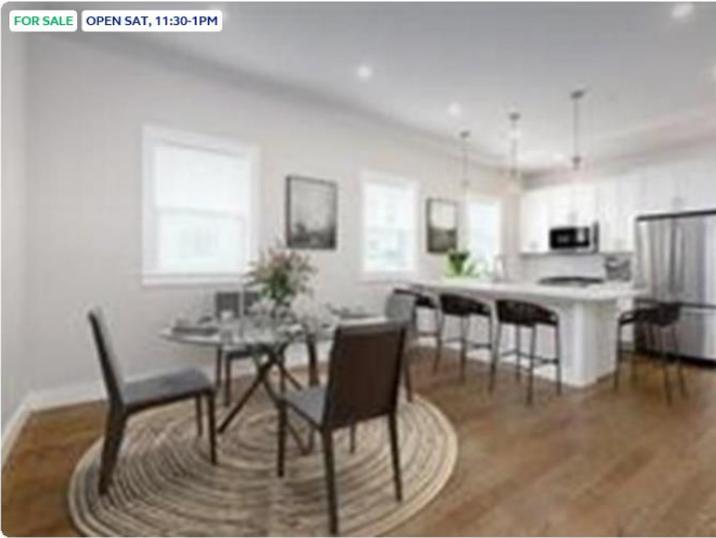


## 70 Gore Street: Proposal and Result

- Developer proposed gut-renovation for three new luxury condominium units.
  - Proposed removal of all brackets and door hood, new one-over-one windows.
  - After site visit and discussion, updated plans to restore wood brackets, Hardie siding to replicate original wood siding, two-over-two windows as original
- Three units have been listed at over \$1 million each with modern interiors.



FOR SALE OPEN SAT, 11:30-1PM



**70 Gore St #1**  
Cambridge, MA 02141 East Cambridge

3 Beds 3 Baths 1,400 sqft

**\$1,099,000** ↓  
~~\$1,150,000~~ ⓘ

Est. Mortgage \$5,221/mo

Get Pre-Qualified



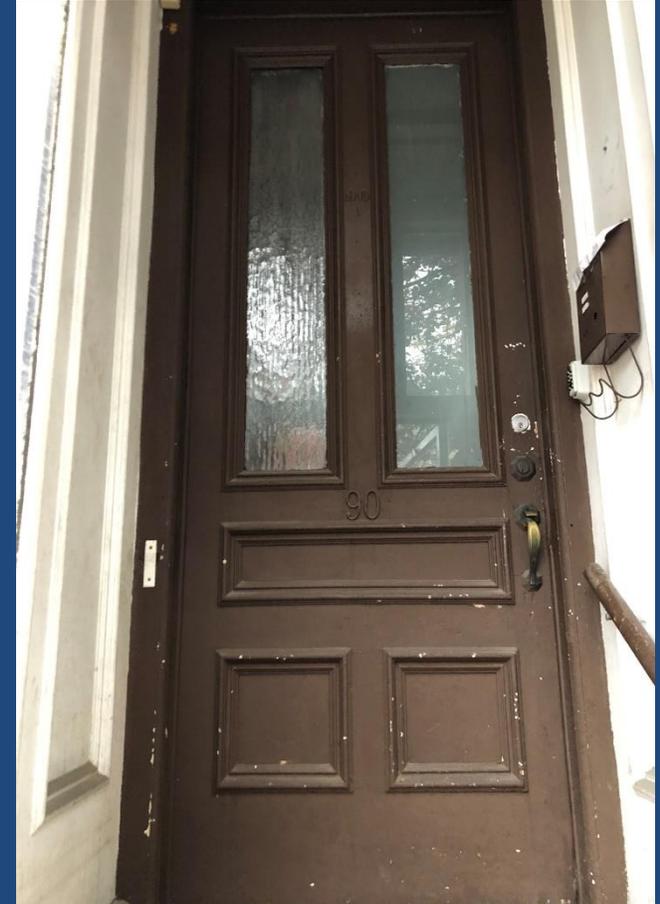
## Example Project: 90 Thorndike St.

Renovate brick rowhouse including: replace all previously replaced windows, repoint brick, restore brownstone detailing, remove storm door and transom, restore front door and side paneling, and replace front wooden steps in kind.



## 90 Thorndike Street: Conditions and Documentation

- Central of five brick rowhouses with brownstone trim built in 1867
- Replacement windows, brownstone flaking, aluminum storm door and transom, rotten wood stairs at walk-up
- Original door and vestibule paneling remained

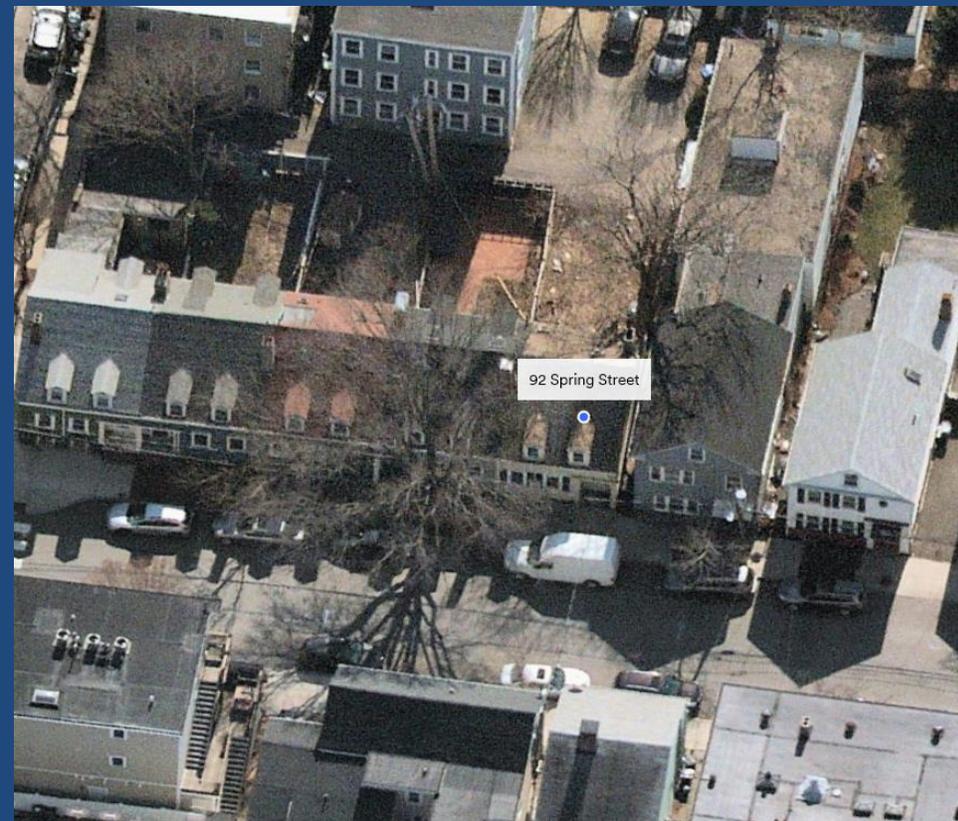


# 90 Thorndike Street: Proposal and Result

- Developer renovation of single-family house
  - Wanted to replace door and paneling, one-over-one replacement windows.
  - After site visit and discussion, updated plans to restore door (replacing glass panels) and wood paneling, two-over-two windows as original (with no extra cost)



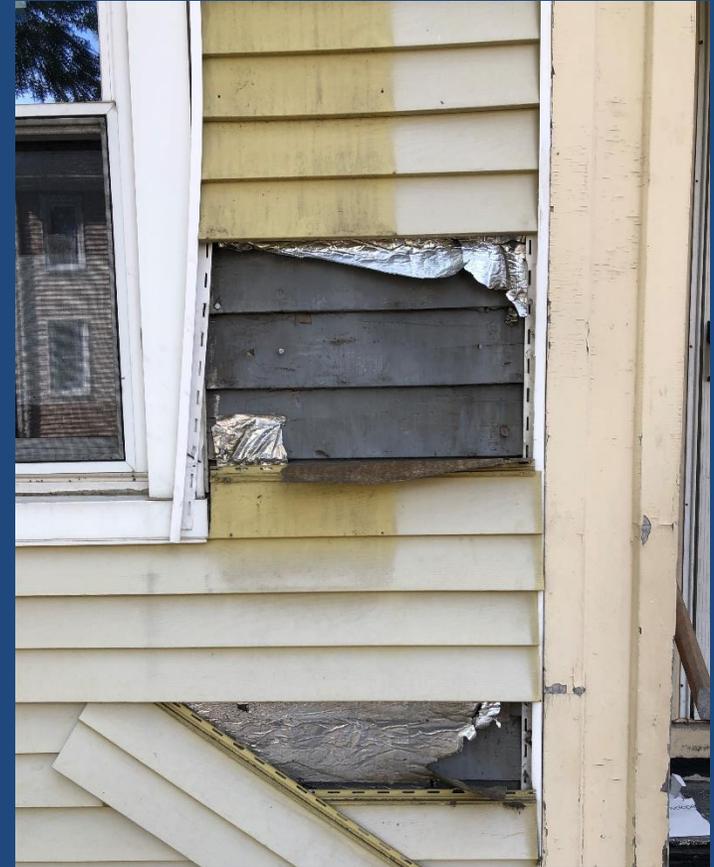
Example Project: 92 Spring St.  
Restore front façade of rowhouse; replace all windows; modify openings on rear.



## 92 Spring Street:

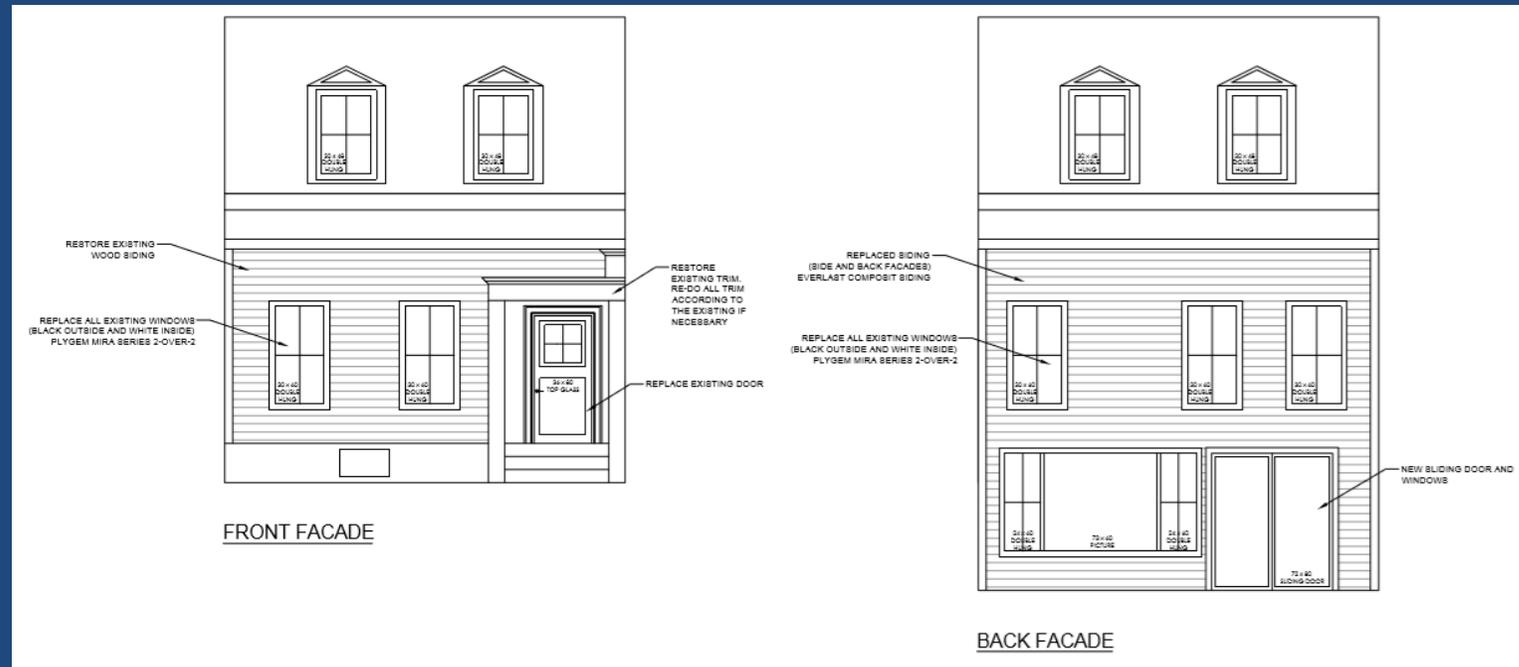
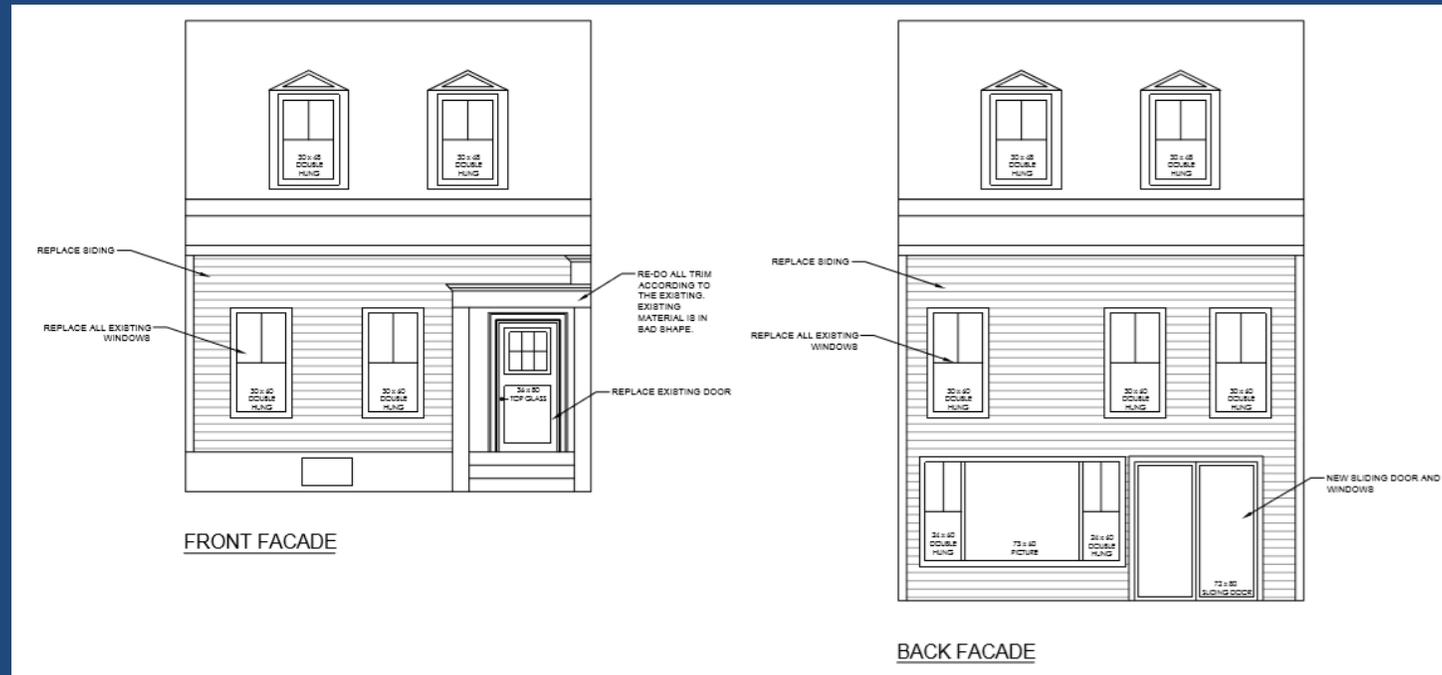
### Conditions and Documentation

- Greek Revival end rowhouse built in 1844
- Vinyl siding, rear elevation not visible from public way
- Original wood trim at corner pilaster, entry surround and frieze.



# 92 Spring Street: Proposal and Result

- Developer renovation for single family use
  - Wanted to replace all sides with vinyl siding and trim, two-over-one windows
  - Staff asked contractor to look under vinyl siding to see if clapboards could be repaired, they could
  - Original wood trim being restored
  - Approved composite siding on side and rear, new two-over-two windows
  - Presently undergoing renovation

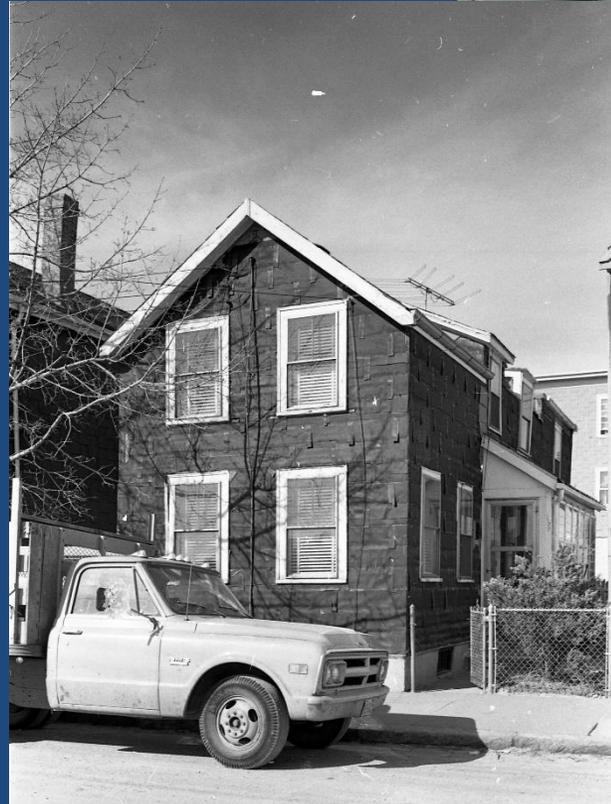


Example Project: 169 Spring St. (Requiring CHC Approval)  
Exterior renovation including: new roof, new addition, alter windows, doors, and siding.



## 169 Spring Street: Conditions and Documentation

- 1860s detached gable end worker's cottage, on street with others.
- Mix of siding types from wood clapboards to perma-stone, replacement windows, side entry.
- Shortest house on street with low ceilings at second floor.



## 92 Spring Street: Proposal and Result

- Homeowner hired architect to “modernize home” and raise roof
  - Initial discussion with staff was to embrace streetscape with gable and window placement, with modern take
  - Proposed stair-hall at entrance comprising vertical addition with cantilevered awning
  - 8” Boral siding proposed with 4” nickle gap siding on addition
  - Commission desired more thought on window detailing and distinction of addition from main structure.



Original Design/  
Rendering

## 92 Spring Street: Proposal and Result



Approved  
Design/Rendering

# East Cambridge Cases #1-20

Case #	Property Address	Hearing Date	Certificate	Description
4195	51 Gore St	none	CNA	Re-roof front slope of roof; replace fascia with metal-clad fascia at front elevation.
4196	322 Hurley St	none	CNA	Re-roof flat TPO membrane roof.
4198	71 Fulkerson St	none	CNA	Repair brickwork over lintels.
4199	27 Lambert St	none	CNA	Renovate interior space
4200	189 Cambridge St	none	CNA	Alter storefronts.
4201	47 Thorndike St	none	CNA	Replace subterranean utility tunnel roof and restore exterior courtyard.
4202	305 Hurley St	none	CNA	Renovate interior spaces
4203	52 Sciarappa St	none	CNA	Replace asphalt shingle roof.
4204	99 Otis St	none	CNA	Repoint masonry
4205	131-137 Second St	none	CNA	Extend front steps at front entry.
4206	126 Spring St	none	CNA	Replace siding on main structure.
4207	57 Otis St, #1	none	CNA	Insulate crawlspace.
4209	66 Thorndike St	none	CNA	Renovate bathroom
4211	70 Gore St	none	CNA	Exterior renovation including re-siding with Hardie board; restore window openings on front elevation; replace hatch at front basement level with small window; slightly raise sills on two windows on east elevation.
4212	113 Charles St	none	CNA	Replace flat rubber roof.
4215	90 Thorndike St	none	CNA	Renovate brick rowhouse including replace all previously replaced windows, repoint brick, restore brownstone detailing, remove storm door and transom, restore front door and side paneling, and replace front wooden steps in kind.
4216	113 Charles St	none	CNA	Re-side structure with Hardieplank in smooth finish.
4217	133 Otis St, #1	none	CNA	Weatherize and insulate unit. No impact to exterior.
4218	133 Otis St, #3	none	CNA	Weatherize and insulate unit. No impact to exterior.
4226	303 Hurley St	none	CNA	Interior remodel

# East Cambridge Cases #21- 40

4230	107 Otis St #2	none	CNA	Construct deck at second floor.
4232	169 Spring St	12/5/2019	COA	new roof, new addition, alter windows, doors, and siding
4235	77 Thorndike St	none	CNA	Replace windows on first floor side elevations; remodel interior.
4237	46 Seventh St	none	CNA	Enclose three one-story porches at rear.
4240	303 Hurley St, #3	none	CNA	Interior renovation and reconfiguring.
4241	7 Sixth St	none	CNA	Replace vinyl windows in kind; interior renovation.
4246	102-104 Sciarappa St	none	CNA	Replace door on south side elevation; convert door to window on south side elevation; replace door and window on east elevation; interior renovation.
4248	151 Cambridge St	none	CNA	Renovate interior and replace exterior siding after fire damage.
4256	110 Seventh St	none	CNA	Replace broken vinyl windows in kind
4257	226 Hurley St	none	CNA	Replace flat membrane roof and roof deck flooring; replace damaged white siding panels in kind.
4258	222 Third St	none	CNA	Interior fit out for new tenant, no exterior changes.
4259	76 Sixth St	none	CNA	Kitchen renovation, no impact to exterior.
4260	22 Seventh St	none	CNA	Replace asphalt shingle roof.
4267	118 Spring St	2/6/2020	COA	Exterior renovation including windows, siding, trim, and new rear decks and stairs.
4268	123 Second St	none	CNA	Replace flat membrane roofing
4271	14 Lopez Avenue	none	CNA	Renovation of multi-family building including; replace siding, replace windows, restore brackets and doors.
4272	35 Fulkerson St	none	CNA	Renovate interior of second floor unit.
4278	82 Otis St	none	CNA	Interior renovation to bathroom.
4280	66 Hurley St	3/5/2020	COA	exterior rehabilitation: alter windows and doors, siding and trim, construct stair headhouse and decks
4282	65 Gore St	none	CNA	Bathroom remodel

# East Cambridge Cases #41- 60

4283	115 Charles St	none	CNA	Replace synthetic siding with Hardie Siding
4289	10 8th St	none	CNA	Replace all previously replaced windows in kind; interior renovation.
4290	43 Thorndike St	none	CNA	Interior renovation including lighting and sprinkler system.
4291	13 Sciarappa St	none	CNA	Interior demolition and sprinkler installation.
4292	134 Otis St, #1	none	CNA	Bathroom remodel
4297	38 Spring St	none	CNA	Replace window trim in kind.
4298	47 Thorndike St	none	CNA	Office renovation, no impact to exterior.
4299	87 Gore St	none	CNA	Replace flat rubber roof at garage.
4300	93 Sciarappa St, #2	none	CNA	Replace rear deck and stairs in kind.
4301	29 Lambert St #1	none	CNA	kitchen remodel, no exterior
4304	25 First St	none	CNA	Repoint masonry and re-caulk select openings.
4305	117 Charles St	none	CNA	Replace siding on main structure with Hardie siding.
4306	117 Charles St	none	CNA	Replace flat roof membrane.
4323	271 Cambridge St	5/7/20 postponed to 9/10/20		Increase size and number of windows and doors to provide more light in office building.
4327	58 Charles St	postponed indefinitely		
4329	271 Cambridge St	none	CNA	interior renovations
4334	255 Bent St	none	CNA	Interior office space renovation
4335	92 Spring St	none	CNA	Restore front façade of rowhouse; replace all windows; modify openings on rear.
4336	13 Sciarappa St	none	CNA	Renovate interior and insulate; replace non-original windows.
4337	111 Charles St	none	CNA	Replace siding

# East Cambridge Cases #61- 84

4338	16 Seventh St	none	CNA	Interior remodel, replace skylight.
4339	16 Seventh St	none	CNA	Replace eight vinyl windows in kind.
4340	38 Spring St	none	CNA	Replace siding.
4346	249 Hurley St	none	CNA	Install solar panels at roof
4347	100 Sciarappa St	none	CNA	Replace asphalt roof in kind
4348	111 Charles St	none	CNA	Replace membrane roof
4349	243 Bent St	7/9/2020	COA	New window openings (2)
4355	115 Charles St	none	CNA	Replace rubber membrane roof
4356	214 Third St	none	CNA	Replace window and patio doors at rear facade.
4357	129 Thorndike St	none	CNA	Replace eight vinyl windows in kind.
4360	129 Spring St	none	CNA	Replace existing fibercement siding on structure in kind
4361	22 Seventh St	none	CNA	Remodel bathroom.
4364	621 Cambridge St	none	CNA	Replace asphalt shingle roof in kind
4371	37 Fulkerson St	none	CNA	Replace and enlarge rear deck.
4372	55 Gore St	none	CNA	Repair and reinforce foundation.
4377	106 Sixth St	none	CNA	Repair foundation.
4378	217 Thorndike St, #104A	none	CNA	Remodel bathroom.
4381	144 1/2 Spring Street	none	CNA	Replace six vinyl windows in kind.
4387	118 Spring St	none	CNA	interior demo only
4388	94 Otis St	none	CNA	Replace rear deck and stairs in kind.
4392	134 Thorndike St	none	CNA	Replace one window in kind.
4393	160 Otis St	none	CNA	Replace asphalt siding with vinyl siding and trim.
4397	115 Spring St	none	CNA	construct deck in rear yard
4398	209 Hurley St	none	CNA	Replace decking and stairs with composite material; replace railing.

Public Hearing: Alterations to Designated Properties  
East Cambridge NCD Study Area

**Case 4323: 271 Cambridge St., by 271 CS Investor LLC, Phil Smith, Manager.**

Alter windows and doors for increased lighting to interior.







271

271

ESTABLISHED  
BARBER SHOP

East Coast  
Barber Shop  
617-868-5555

271

BICYCLE LANE



COUNTRY  
DA BEARS  
IN  
SUNDAY  
TICKET

East Coast  
Barber Shop  
617-868-558

Public Hearing: Alterations to Designated Properties  
Harvard Square Conservation District

**Case 4383: 71 Mt Auburn St., by Harvard Student Agencies, Inc., owner,  
o/b/o Playa Bowls, tenant.**

Install an internally-illuminated blade sign.



ank of America



BUSINESSES  
OPEN DURING  
CONSTRUCTION

NO PARKING  
EXCEPT  
BUSINESS

LOW-ZONE  
NO  
PARKING

GO  
BOWLS  
TREAT

BOW STREET  
CLOSED



Public Hearing: Alterations to Designated Properties  
Harvard Square Conservation District

**Case 4384: 1 Brattle Sq., by One Brattle Square I, LLC, owner,  
o/b/o Spyce Food Co., tenant.**

Construct pergola over outdoor patio.



ONE BRATTLE SQUARE

EASTERN

MOUNTAIN

SPORTS

citibank

citibank

SFC

BRATTLE ST

STOP



**SPYCE**

SPYCE SPYCE

BLACK L  
MATTER

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THE HOTEL



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FOR THE WORLD

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SPYCE SPYCE

LOW ZONE  
NO STOPPING

E 350  
1KDM 56

Public Hearing: Alterations to Designated Properties  
Old Cambridge Historic District

**Case 4390: 40 Willard St., by Cambridge Skating Club.**

Site improvements including grading, steps, path and retaining wall.











Public Hearing: Alterations to Designated Properties  
Old Cambridge Historic District

**Case 4391: 41 Church St., by President & Fellows of Harvard College, owner  
o/b/o City of Cambridge.**

Install temporary shower trailers in parking lot.



